



## 2 Bedroom Terraced House with Garden Walking Distance to Tonbridge Station

This two bedroom terraced house sits in a quiet residential street less than a 15 minute walk to Tonbridge station and High Street. The property has a reception room and separate dining room. There is a modern kitchen with full height fridge freezer, washing machine and dishwasher. The Master bedroom is a good size and has far reaching views over Tonbridge. There is a second bedroom with double fitted wardrobe. The modern upstairs family bathroom has been recently refurbished and includes a 'P' shaped bath with rain shower head. Outside there is a back garden with decked area making this an ideal spot for outside entertaining, there is also a garden shed. There is street parking at the back of the property and street permit parking along Baltic Road. Double glazing throughout, gas central heating, EPC band C. Council tax band C. Viewing highly recommended.







## ACCOMMODATION

### Living Room 11' 2" x 9' 10" (3.4m x 3m)

The living room is bright and airy and has a double glazed window that overlooks the front garden. The room has laminate flooring and some fitted shelving either side of the chimney. Curtains included.

### Dining Room 10' 10" x 9' 6" (3.3m x 2.9m)

The dining room has a tiled floor and a back door that opens onto the garden. There is ample room for a table and chairs. An under stairs cupboard provides plenty of storage, and there is also some fitted shelving in one corner. The chimney has been converted into a feature shelving area with storage cupboard underneath.

### Kitchen 9' 10" x 6' 7" (3m x 2m)

The kitchen has a full height fridge freezer. There is a washing machine and dishwasher, an electric fan oven and four ring gas hob. There is a one and a half bowl stainless steel kitchen sink with mixer tap, and a good range of wall and base kitchen cupboards providing plenty of storage.

### Master Bedroom 12' 10" x 11' 2" (3.9m x 3.4m)

The Master bedroom is a good size and has a double glazed window that overlooks the front garden, with far reaching views of Tonbridge beyond. The room is neutrally decorated and has a carpeted floor. Curtains are included.

### Modern Upstairs Family Bathroom 10' 6" x 6' 5" (3.2m x 1.96m)

The modern upstairs family bathroom has been recently refurbished. There is a 'P' shaped bath with shower. The shower has a rain head and separate hand held shower unit. There is a pedestal basin with mixer tap, WC and a stainless steel heated towel rail.

### Bedroom 2 9' 8" x 8' 10" (2.94m x 2.7m)

The second bedroom has a double glazed window that overlooks the back garden. The room is neutrally decorated and has a carpeted floor. There is a double fitted wardrobe with storage cupboards above.

### Rear Garden

Some steps at the back of the house lead up to the back garden. There is a decked area making this an ideal spot for outside entertaining. The garden also has a shed and a back gate that opens onto the parking area behind the house.

### Parking

There is a public parking area at the back of the house that can be assessed through the back gate. There is also street permit parking along Baltic Road for £40 per year.

### Location

The property is situated in a quiet residential street a 14 minute walk (0.6 miles) to Tonbridge mainline station with its train services to London. Tonbridge High Street with its wide variety of shops, restaurants and cafes is also less than a mile away. There are plenty of excellent schools in the area, with three top grammar schools within 1 mile of the property.

### EPC and Council Tax

Energy Performance Certificate band C. Tonbridge and Malling Council tax band C, £2094.37 for 2025-26.







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